



ROSEDALE, 44 STATION ROAD

NEW LONGTON, PRESTON, PR4 4ZB

Offers Over

£325,000



Key Features

- Characterful Three Bedroom Edwardian Semi Detached Villa
- Requires Comprehensive Refurbishment Throughout
- Situated in the Sought after Area of New Longton
- Many Original Features
- Two Reception Rooms, Kitchen & Utility Room
- Three Double Bedrooms & Family Bathroom
- Potential to Extend - Subject to Gaining Necessary Consents
- Off Road Parking for Several Vehicles & Detached Single Garage
- Outbuilding Storage/W.C & Large Enclosed Rear Garden
- Early Viewing Comes Highly Recommended

Property Summary

Introducing Rosedale... An exceptionally rare opportunity to purchase a characterful three-bedroom Edwardian semi-detached villa, now requiring comprehensive refurbishment throughout, offering immense potential to create a stunning family home in the highly sought-after village of New Longton. New Longton is one of South Ribble's most sought-after villages, renowned for its friendly community atmosphere, excellent local amenities and highly regarded schools. The village offers a selection of independent shops, cafés, traditional pubs and everyday conveniences, whilst beautiful surrounding countryside provides an abundance of scenic walks and outdoor pursuits.

Despite its peaceful semi-rural setting, New Longton enjoys excellent transport links, with Preston city centre just a short drive away, easy access to the A59, A6, M6 and M65 motorway networks, and regular bus services connecting the village to Preston, Southport and the surrounding areas. Preston Railway Station also provides direct rail services to Manchester, Liverpool, Birmingham, Glasgow and London, making the village an ideal location for commuters.

Having remained in the same family ownership for generations, this exceptional property has been eagerly awaited by many and is now offered to the open market for the first time in decades. The property retains a wealth of beautifully preserved original features that reflect its Edwardian heritage, including elegant decorative cornicing, impressive cast iron fireplaces, traditional Minton tiled flooring to the entrance vestibule, and striking stonework to the exterior. These timeless architectural details blend seamlessly with the home's generous proportions and character, creating a residence of exceptional charm and enduring appeal.

Internally, the property offers exceptional scope for modernisation and reconfiguration, presenting an exciting opportunity to create a substantial family home tailored to individual requirements. There is also excellent potential to extend significantly, subject to the necessary planning permissions and building regulations, increasing the overall living accommodation to suit modern family lifestyles.

The existing accommodation comprises an entrance vestibule, welcoming hallway, spacious living room, separate sitting room, kitchen, utility room and rear vestibule to the ground floor. To the first floor are three generously proportioned double bedrooms and a family bathroom. Further potential exists to convert the loft into additional living accommodation, subject to obtaining the necessary consents.

Externally, the property continues to impress with

useful brick-built outbuildings, including an outside W.C., offering excellent storage or workshop potential. To the front, a generous driveway provides off-road parking for several vehicles and leads to a detached single garage. The sizeable rear garden is predominantly laid to lawn, providing a wonderful blank canvas for landscaping and creating an exceptional outdoor entertaining space.

Offered to the market with no onward chain, this is a genuinely rare opportunity to acquire a characterful Edwardian home with immense potential in one of New Longton's most sought-after locations. Early internal viewing is strongly recommended to fully appreciate the scale, character and outstanding possibilities this unique property has to offer.

Entrance Vestibule

4'4" x 3'10" (1.32 x 1.18)

Hallway

5'10" x 20'7" (1.79 x 6.28)

Living Room

12'4" x 15' (3.75 x 4.58)

Second Reception Room

10'10" x 12' (3.29 x 3.67)

Kitchen

11'6" x 12'4" (3.50 x 3.76)

Utility Room

8'6" x 4'4" (2.58 x 1.33)

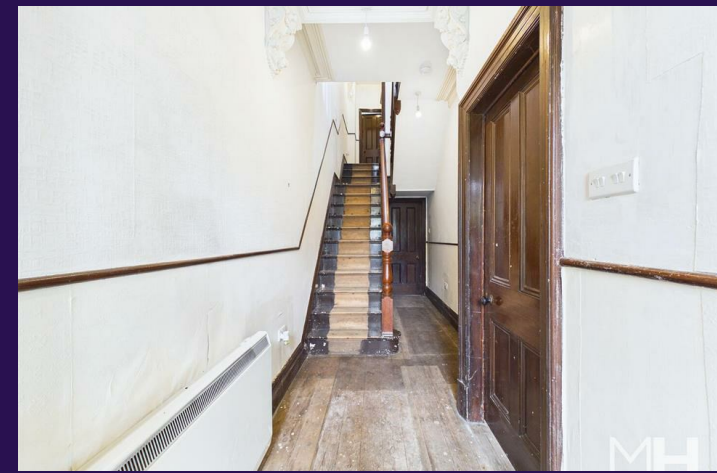
Rear Vestibule

3'7" x 4'5" (1.10 x 1.34)

First Floor Landing

Bedroom One

16'7" x 12'2" (5.06 x 3.71)



constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.

Bedroom Two

10'2" x 12'1" (3.10 x 3.68)

Bedroom Three

10'7" x 9'5" (3.23 x 2.88)

Family Bathroom

6'2" x 7'5" (1.89 x 2.25)

Please Note:

The property is marketed alongside the adjoining 46 Station Road, New Longton and could be purchased together to create a substantial detached property on a large plot.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

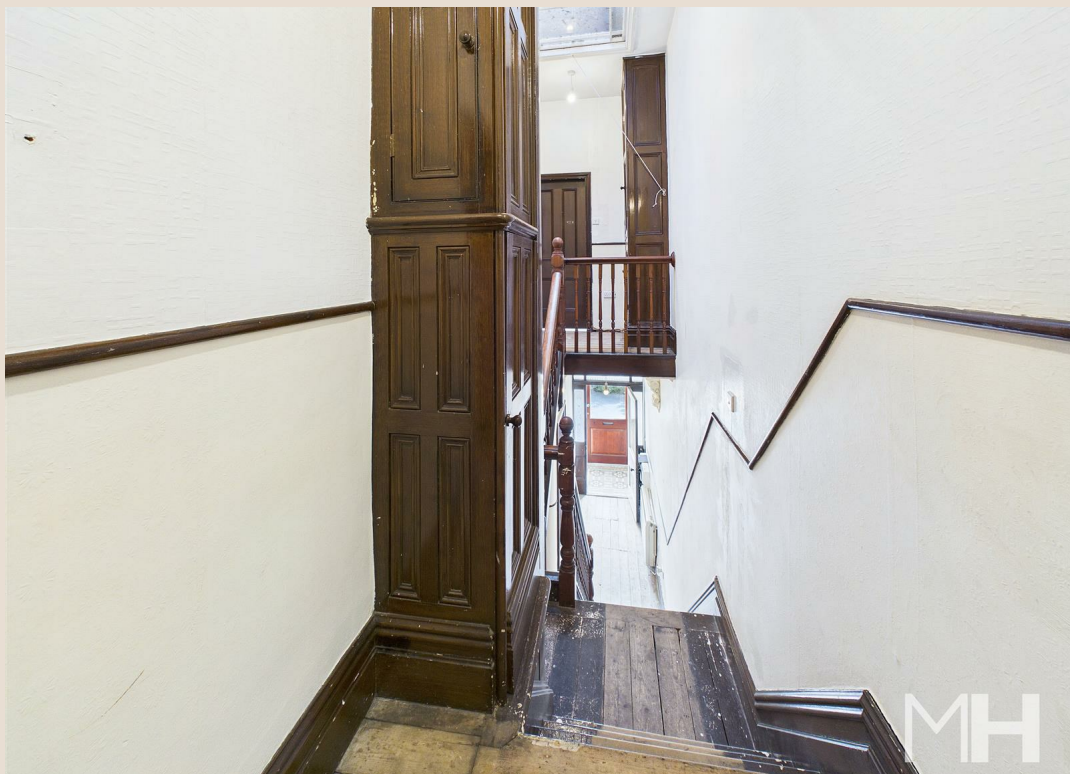
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not







Additional Information

Local Authority – South Ribble Council

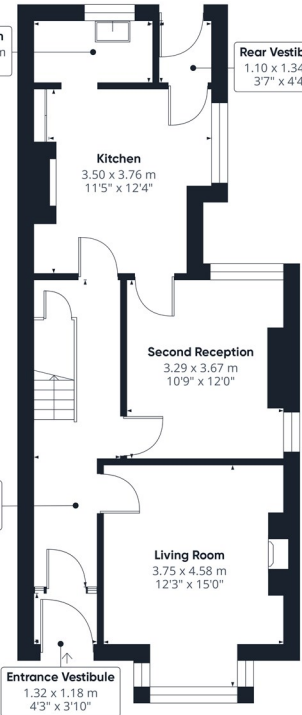
Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold



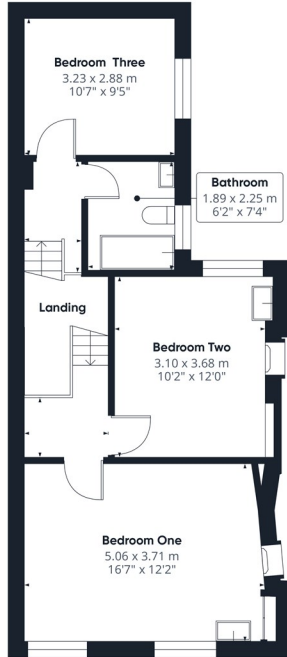
Utility Room
2.58 x 1.33 m
8'5" x 4'4"



Rear Vestibule
1.10 x 1.34 m
3'7" x 4'4"

Ground Floor

Bedroom Three
3.23 x 2.88 m
10'7" x 9'5"



Bathroom
1.89 x 2.25 m
6'2" x 7'4"

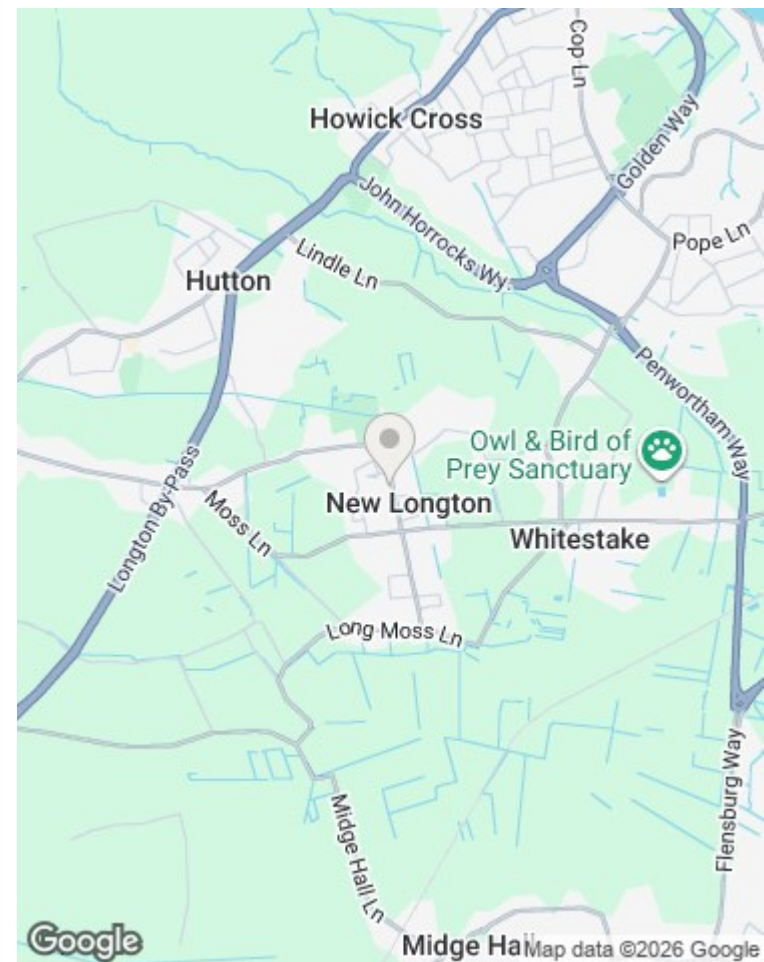
First Floor

Approximate total area⁽¹⁾
113.3 m²
1219 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	